



Rose House Farm
Birkin, North Yorkshire

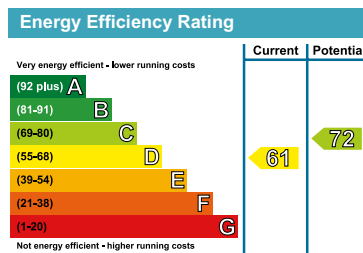
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CHARTERED SURVEYORS

Rose House Farm, Haddlesy Road, Birkin, North Yorkshire, WF11 9LS



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 3729 SQ FT / 346.42 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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Rose House Farm

Haddlesey Road, Birkin, North Yorkshire WF11 9LS

Beautifully restored period barn conversion with large gardens and rural views

Entrance and staircase hall • drawing room garden room • study • family room • kitchen dining room • utility room

5 bedrooms • 3 bathrooms

Garage • store • summer house • gardens

1 acre in all

Freehold for sale

5 acres and a stable block available by separate negotiation

The restoration of this luxurious barn conversion has been a labour of love over some fifteen years and the finished product is a testament to the considerable craftsmanship and quality of finish that is evident throughout. Dating from the sixteenth and seventeenth centuries, the provenance of this building can be traced in the stonework and brickwork, exposed beams, roof trusses and some of the floorboards. Noteworthy are the splendid unbroken views from the drawing room and principal bedroom across 'green belt' countryside.

- Restored barn conversion with stylish accommodation of nearly 3800 sq ft
- Bespoke oak fittings include all windows, impressive porch and staircase
- Slate flooring and engineered oak floorboards across the ground floor with underfloor heating throughout
- Superb open plan space nearly 50 ft in length incorporates a stylish kitchen/dining and family room loosely partitioned by a double sided chimney housing a wood burning stove on one side and an antique cast iron cooking range on the other. Two pairs of French doors open onto the lovely south west facing garden.
- The contemporary country kitchen includes a double Butler sink and electric Aga

- Superb drawing room opens on to the oak-framed garden room with light flooding in from multiple floor-to-ceiling windows on three aspects
- High vaulted ceilings, exposed beams and trusses throughout the first floor
- Glorious principal bedroom suite with dressing area and large en suite bathroom. Here are the original mellow floorboards and a pair of floor-to-ceiling glazed doors that open onto a Juliette balcony (scheduled to be completed 2020) providing an uninterrupted view across open countryside
- Pretty upstairs fireplaces in two bedrooms and a bathroom
- Bedroom 2 also accessible via granary steps from the forecourt
- Luxurious and stylish bathrooms with Duravit fittings and louvre shutters. A fourth bathroom is scheduled to be fitted in 2020.
- Lovely mature gardens and fine countryside views

Outside

A drive turns into the sheltered, gravelled forecourt where there is ample parking for six cars and a double garage (converted from a sixteenth century barn). The formal garden is slightly elevated and lies predominantly to the south west of the house, wrapping around to the south east. A gravelled terrace with stone paving, flagged by herbaceous borders, provides a sunny area for sitting out and enjoying the outlook over well kept lawns with mature shrubs, established perennials and scattered trees all bounded by a gravel path and low stone wall at the far perimeter. Beyond are further stretches of lawn with a family play area enclosed by a tree line and wooden fencing.



Alongside Rose Hill Farm and independently accessed from Main Street are five acres of land with four paddocks all bounded by post and rail fencing, and a stable block incorporating four stables and tack rooms. All are available by separate negotiation.

Environs

Knottingley 4 miles; Selby and Pontefract 8 miles; York, Doncaster and Wakefield 20 miles; Leeds 22 miles. (Distances approximate)

Birkin is an attractive village that lies south west of Selby and close to the town of Knottingley. It has a popular café and grade I listed Norman church, and is particularly well located for rapid access to the A1M/M62 and multiple towns and cities across North and West Yorkshire. Knottingley Railway Station is under ten minutes' drive away, giving a regular service to Leeds, and Doncaster railway station can be reached in half an hour where there is a regular mainline service to London Kings Cross.

General

Services: Mains electricity, water, private drainage.

Fixtures & fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Local authority: Selby District of North Yorkshire

Directions: From the A63 at Monk Fryston turn onto Austfield Lane and take a left onto Hilliam Common Lane then second right on Roe Lane into Birkin. Take a left onto Haddlesey Road where the house can be seen on the right.





01904 671672
blenkinandco.com

29 High Petergate
York, YO1 7HP
edward.hartshorne@blenkinandco.com

